(2) Return to:
BRIC
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

Warranty Deed

Karen Johnson Davidson County Batch# 333071 DEEDWARR 12/23/2019 09:13:25 AM 2 pgs Fees: $13.00 Taxes: $1,239.50 20191223-0131938	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $335,000.00. Coreen Newsome Affiant Subscribed and sworn to before me this the 19th day of December, 2019. Notary Public My commission expires:

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kathy Haynes	SWBC Mortgage Corp.	141-05-0A-611.00-CO
1757 Eastwick Lane	9311 San Pedro #100	
Nashville, TN 37221	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RACHEL WEBBER AND ANN GREANEY, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHY HAYNES, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 611 on the Plan of Final Plat Avondale Phase 3, Section 3 of record in Plat Instrument No. 20170324-0028914, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to NVR, Inc., a Virginia Corporation by Warranty deed from Avondale Residential, Inc. of record in Instrument No. 20170929-0099815 Register's Office for Davidson County, Tennessee, dated September 27, 2017 and recorded on September 29, 2017.

Being the same property conveyed to Rachel Webber, unmarried and Ann Greaney, unmarried by Warranty deed from NVR, Inc. of record in Instrument No. 20181108-0110654 Register's Office for Davidson County, Tennessee, dated November 7, 2018 and recorded on November 8, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1757 Eastwick Lane, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of December, 2019.

Rachel Webber

Rachel Webber

Ann Greaney by Rachel Webber, her Attorney-in-fact

Ann Greaney by Rachel Webber,
her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rachel Webber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

DREW T. BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 3, 2021

Witness my hand and seal this 19th day of December, 2019.

Notary Public

My Commission Expires: 5/3/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19 day of December, 2019, before me personally appeared Rachel Webber, to me known to be the person who executed the foregoing instrument on behalf of Ann Greaney and acknowledges that she executed the same as the free act and deed of Ann Greaney.

Witness my hand and seal this 19 day of December, 2019.

Notary Public

DREW T. BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 3, 2021

My Commission Expires: 5/3/21